NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. RIGHT–OF–WAY EXCAVATION PERMIT – PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT–OF–WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT–OF–WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

2. LAND DISTURBANCE PERMIT – AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

3. PLANS AND PERMITS – A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

4. LOCATION OF UTILITIES – THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5. CONSTRUCTION ENTRANCE – THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

6. STREETS TO REMAIN CLEAN – IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

7. BARRICADES/DITCHES – THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

8. SEWER AND PAVEMENT REPLACEMENT – CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY

9. APPROVED PLANS/CONSTRUCTION CHANGES – ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

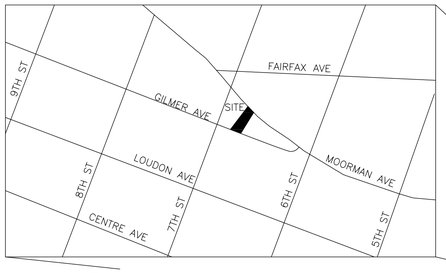
10. FINAL ACCEPTANCE/CITY – THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS–BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY E CITY. AS–BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

REMOVE AND REPLACE THE FRONT FACADE OF BUILDING 623 GILMER AVE. NW

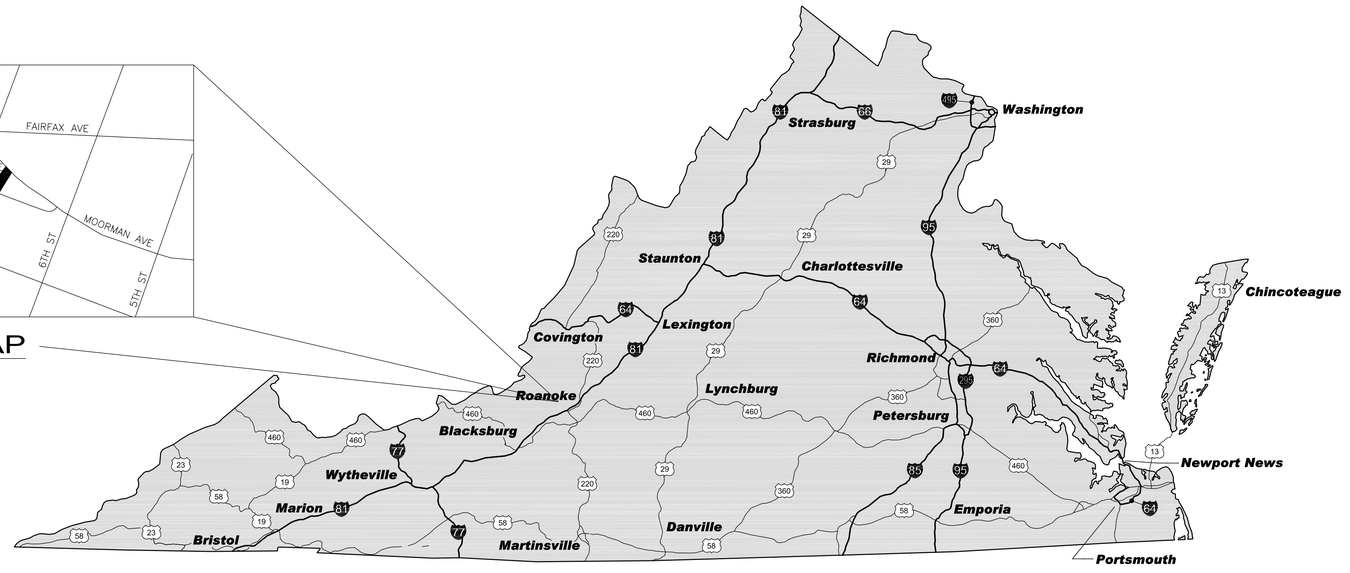
ROANOKE, VIRGINIA

SITE ADDRESS
623 GILMER AVE. NW
ROANOKE, VIRGINIA 24016

ENGINEER CONTACT
LMW P.C.
ENGINEERING - ARCHITECTURE - SURVEYING - LANDSCAPE DESIGN
CONTACT PERSON: DOUGLAS R MEREDITH JR., P.E., L.L.S.
EMAIL: dmeredith@lmwpc.net



VICINITY MAP
NO SCALE



VIRGINIA LOCATION MAP
NO SCALE

INDEX OF DRAWINGS

PROPERTY OWNER:

ENGINEER:
LMW PROFESSIONAL CORPORATION
102 ALBEMARLE AVE., S.E.
ROANOKE, VIRGINIA 24013
(540) 345–0675

TAX#: 2011102
LEGAL REFERENCE: PT LOT 3 BLK 17 RF&H
ZONING CLASSIFICATION: RM–1
OVERLAY DISTRICT: NDD
PROPOSED USE OF SITE: NO CHANGE

ROANOKE CITY USE ONLY

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24013
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Landscape Design
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lmweng@lmwpc.net

COMMONWEALTH OF VIRGINIA
DOUGLAS R. MEREDITH, JR
Lic No.22942
2-19-15
PROFESSIONAL ENGINEER

REMOVE AND REPLACE THE FRONT FACADE OF BUILDING
623 GILMER AVE. NW
COMM.NO.: 4228
DATE: 08/26/14
SET NO.: _____

PROJECT REVISION			
No.	Date	Description	By

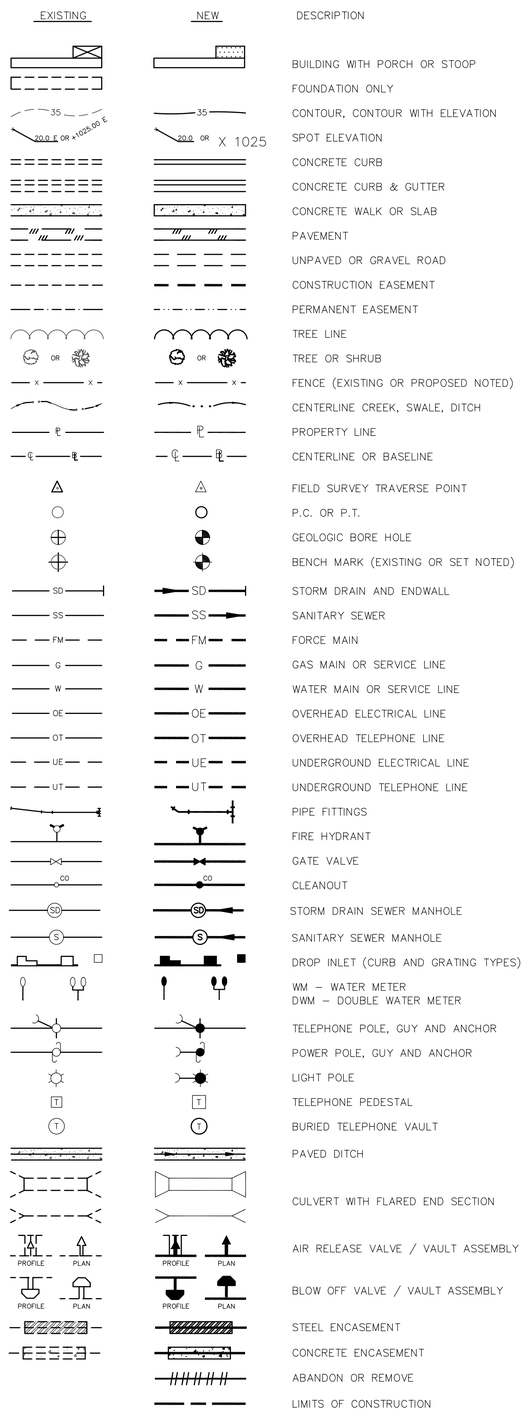
ABBREVIATIONS

ABAN	ABANDON, ABANDONED
ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ABUT	ABUTMENT
ACM	ASBESTOS CONTAINING MATERIAL
ACT	ACOUSTIC CEILING TILE
ADJ	ADJACENT
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILITIES ACT
ANC	ANCHOR
ANOD	ANODIZED
APPROX	APPROXIMATE
AV	AUDIO VISUAL
BL	BASE LINE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BEG	BEGIN, BEGINNING
BJ	BELL JOINT
BEL	BELOW
BM	BENCH MARK
BTW	BETWEEN
BIT	BITUMINOUS
BSP	BLACK STEEL PIPE
BOC	BOTTOM OF CURB
BOS	BOTTOM OF STEP
BOW	BOTTOM OF WALL
BRDG	BRIDGING
BTU	BRITISH THERMAL UNIT
BTUH	BTU PER HOUR
BLDG	BUILDING
BV	BUTTERFLY VALVE
CAPY	CAPACITY
CPT	CARPET
CI	CAST IRON
CLG	CEILING
CTR	CENTER
CL	CENTER LINE
C TILE	CERAMIC TILE
CO	CLEANOUT
CLR	CLEAR
CW	COLD WATER
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
COND	CONDENSER/CONDUIT
CND	CONDUIT
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CJ	CONTROL JOINT
CONV	CONVEYOR
COR	CORNER
CMP	CORRUGATED METAL PIPE
CR STONE	CRUSHED STONE
CF	CUBIC FOOT
CFM	CUBIC FOOT PER MINUTE
CULV	CULVERT
C & G	CURB AND GUTTER
D	DEPTH OR DEGREE OF CURVE
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSER(S)
DIM	DIMENSION
DISC	DISCONNECT
DIV	DIVISION
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT
DE	DRAINAGE EASEMENT
DWG	DRAWING
DW	DRIVEWAY
DI	DROP INLET, DUCTILE IRON
DMH	DROP MANHOLE
DWL	DWELLING
EA	EACH
EW	EACH WAY, ENDWALL
ESMT	EASEMENT
EBL	EASTBOUND LANE
EP	EDGE OF PAVEMENT
EWC	ELECTRIC WATER COOLER
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSE/ENCLOSURE
EOL	END OF LINE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
ENGR	ENGINEER
ENTR	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EVAP	EVAPORATIVE(OR)
EXH	EXHAUST
EXG	EXISTING
EXP	EXPANSION
EA	EXPANSION JOINT
EXP ST	EXPOSED STRUCTURE
EXT	EXTERIOR
FB	FACE BRICK
FOS	FACE OF STUD
FIG	FIGURE
FF	FINISH FLOOR
FIN	FINISH(ED)
FF	FINISHED FLOOR
FEC	FIRE EXTINGUISHER CABINET
FTRD	FIRE TREATED
FLG	FLANGE

FES	FLARED END SECTION
FLEX	FLEXIBLE
FL	FLOOR
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FT	FOOT
FTG	FOOTING
FDN	FOUNDATION
FAI	FRESH AIR INTAKE
FUT	FUTURE
GA	GAGE
GAL	GALLON
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GALV	GALVANIZED
GAR	GARAGE
G	GAS
GV	GATE VALVE
GL	GLASS
GOVT	GOVERNMENT
GRTG	GRATING
GR	GRAVEL
GRV	GRAVITY ROOF VENT
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
GWB	GYPSUM WALL BOARD
HC	HANDICAPPED ACCESSIBLE
HDWR	HARDWARE
HDWD	HARDWOOD
HE	HIGH EFFICIENCY
HVAC	HEATING VENTILATING & AIR CONDITIONING
HT	HEIGHT
HPT	HIGH POINT
HM	HOLLOW METAL
HS	HOOK STRIP
HORIZ	HORIZONTAL
HA	HOSE BIBB
HR	HOUR
H&T	HUB AND TAC
HW	HOT WATER
HYD	HYDRANT
IN	INCH
ID	INSIDE DIAMETER
INSUL	INSULATION
INV	INVERT
IP	IRON PIN (FOUND OR SET NOTED)
JT	JOINT
J	JUNCTION
KVA	KILOVOLT AMPS
KW	KILOWATT
LAM	LAMINATE
LVL	LAMINATED VENEER LUMBER
L	LENGTH, LONG
LT	LIGHT
LP	LIGHT POLE
LF	LINEAL FOOT
LIN	LINEAR
LG	LONG
LR	LONG RADIUS
MB	MAIL BOX
MH	MANHOLE
MFR	MANUFACTURER
MAS	MASONRY
MCJ	MASONRY CONTROL JOINT
MO	MASONRY OPENING
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MJ	MECHANICAL JOINT
MFISS	MEDIUM FISSURE
MBH	MEGA BTU PER HOUR
MTL	METAL
MIN	MINIMUM
MBL	MINIMUM BUILDING LINE
MISC	MISCELLANEOUS
MON	MONUMENT
MTD	MOUNTED
N & C	NAIL AND CAP
NEUT	NEUTRAL
NOM	NOMINAL
NPW	NON POTABLE WATER
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTERS
OPP	OPPOSITE
OH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OA	OVER ALL
OVHD	OVERHEAD
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
PTD	PAINTED
PVMT	PAVEMENT
PAV	PAVING
PED	PEDESTRIAN
PERF	PERFORATED
PER	PERIMETER
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PL	PLATE, PROPERTY LINE
PLYWD	PLYWOOD
PCC	POINT OF COMPOUND CURVE
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
POL	POINT ON LINE

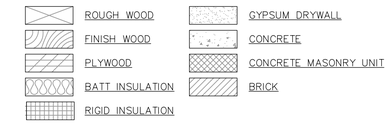
POT	POINT ON TANGENT
PVC	POLYVINYL CHLORIDE
P TILE	PORCELAIN TILE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PP	POWER POLE
PAIR	PR
PT	PRESSURE TREATED
PROJ	PROJECTION
PUE	PUBLIC UTILITY EASEMENT
Q TILE	QUARRY TILE
RAD	RADIUS
RR	RAILROAD
REC	RECORD
RDCR	REDUCER
REF	REFERENCE
REFRIG	REFRIGERATION
REINF	REINFORCE(D)
RCP	REINFORCED CONCRETE PIPE
REBAR	REINFORCING BAR
REL	RELOCATED
REQD	REQUIRED
REV	REVISION
RT	RIGHT
R/W	RIGHT OF WAY
RD	ROAD
RD	ROOF DRAIN
RTU	ROOF TOP UNIT
RM	ROOM
RO	ROUGH OPENING
RTE	ROUTE
R TILE	RUBBER TILE
SAN	SANITARY
SS	SANITARY SEWER
SO	SASH OPENING
SCHED	SCHEDULE
SECT	SECTION
SER	SERVICE
SH	SHEET
S/W	SIDEWALK
SIM	SIMILAR
SE	SLOPE EASEMENT
SC	SOLID CORE
SP	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
SSTL	STAINLESS STEEL
STD	STANDARD
STA	STATION
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
STR	STREET
STRUCT	STRUCTURAL
SUR	SURVEY
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRIC(AL)
SYS	SYSTEM
TEL	TELEPHONE
TP	TELEPHONE POLE
TV	TELEVISION
TEMP	TEMPORARY
TSTAT	THERMOSTAT
THK	THICK
THRU	THROUGH
T & B	TOP AND BOTTOM
TOC	TOP OF CURB
TOP	TOP OF PAVEMENT
TOS	TOP OF STEP
TOW	TOP OF WALL
TPO	THERMOPLASTIC POLYOLEFIN
TR	TREAD
TRTD	TREATED
TS	TUBULAR STEEL
TYP	TYPICAL
UND	UNDER
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
USC&GS	UNITED STATES COAST AND GEODETIC SURVEY
UON	UNLESS OTHERWISE NOTED
VVAL	VALVE, VENT
VAR	VARIABLE
VTR	VENT THROUGH ROOF
VERT	VERTICAL
VC	VERTICAL CURVE
VSD	VERTICAL SIGHT DISTANCE
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
VESCR	VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS
VUSBC	VIRGINIA UNIFORM STATEWIDE BUILDING CODE
VOL	VOLUME
WC	WATER CLOSET
WL	WATER LINE
WR	WATER RESISTANT
WS	WATER SURFACE
WP	WEATHERPROOF
WT	WEIGHT
WVDH	WEST VIRGINIA DEPARTMENT OF HIGHWAYS
WBL	WESTBOUND LANE
WVWA	WESTERN VIRGINIA WATER AUTHORITY
WB	WET BULB
W	WIDE FLANGE, WIDE, WASTE, WATER
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

LEGEND / SYMBOLS

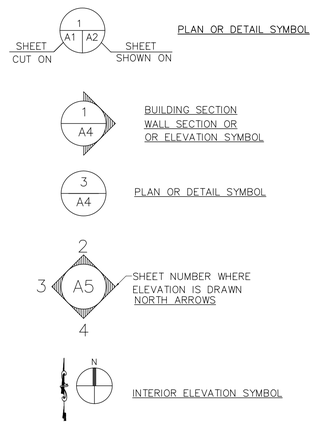


BUILDING WITH PORCH OR STOOP
FOUNDATION ONLY
CONTOUR, CONTOUR WITH ELEVATION
SPOT ELEVATION
CONCRETE CURB
CONCRETE CURB & GUTTER
CONCRETE WALK OR SLAB
PAVEMENT
UNPAVED OR GRAVEL ROAD
CONSTRUCTION EASEMENT
PERMANENT EASEMENT
TREE LINE
TREE OR SHRUB
FENCE (EXISTING OR PROPOSED NOTED)
CENTERLINE CREEK, SWALE, DITCH
PROPERTY LINE
CENTERLINE OR BASELINE
FIELD SURVEY TRAVERSE POINT
P.C. OR P.T.
GEOLOGIC BORE HOLE
BENCH MARK (EXISTING OR SET NOTED)
STORM DRAIN AND ENDWALL
SANITARY SEWER
FORCE MAIN
GAS MAIN OR SERVICE LINE
WATER MAIN OR SERVICE LINE
OVERHEAD ELECTRICAL LINE
OVERHEAD TELEPHONE LINE
UNDERGROUND ELECTRICAL LINE
UNDERGROUND TELEPHONE LINE
PIPE FITTINGS
FIRE HYDRANT
GATE VALVE
CLEANOUT
STORM DRAIN SEWER MANHOLE
SANITARY SEWER MANHOLE
DROP INLET (CURB AND GRATING TYPES)
WM – WATER METER
DWM – DOUBLE WATER METER
TELEPHONE POLE, GUY AND ANCHOR
POWER POLE, GUY AND ANCHOR
LIGHT POLE
TELEPHONE PEDESTAL
BURIED TELEPHONE VAULT
PAVED DITCH
CULVERT WITH FLARED END SECTION
AIR RELEASE VALVE / VAULT ASSEMBLY
BLOW OFF VALVE / VAULT ASSEMBLY
STEEL ENCASEMENT
CONCRETE ENCASEMENT
ABANDON OR REMOVE
LIMITS OF CONSTRUCTION

LEGEND / SYMBOLS



TYPICAL SYMBOLS



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L M W P.C.

Engineering
Architecture
Surveying
Landscape Design

REMOVE AND REPLACE THE FRONT FACADE OF BUILDING
623 GILMER AVE. NW
ROANOKE, VIRGINIA

No.	Date	Description	By

ABBREVIATIONS, LEGEND & GENERAL NOTES

COMMONWEALTH OF VIRGINIA
DOUGLAS R. MEREDITH, JR
Lic No.22942
2-19-15
PROFESSIONAL ENGINEER

Drawn By	SAC
Checked By	RCW
Date	08/26/14
Drawing	4228
Commission No.	4228

T-1

Sheet 2 of 8

EROSION & SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
The purpose of this project is to demolish the front facade and replace it with a new facade.

EXISTING SITE CONDITIONS
The proposed site is located on approximately 0.0739 acres that is located on the north side of Gilmer Ave. and, east side of 7th ST. and South of Moorman Ave., in the Roanoke, VA.

ADJACENT AREAS
The project site is bordered to the north by Mooreman Street, to the east by 7 th St. and to the south Gilmer Ave.

STRUCTURAL PRACTICES

1. Safety Fence (Section 3.01) A protective barrier installed to prevent access to an erosion control measure and to prohibit the undesirable use of an erosion control measure by the public.

2. Temporary Seeding (Section 3.31) Temporary seeding will be placed on all disturbed areas that will not be brought to final grade within one year or less. Temporary seeding will aid in the reduction of dust and sediment. Temporary seeding will be

Sept. 1 – Feb. 15 50/50 Mix of Annual Ryegrass	50–100 (lbs./acre)
Feb. 16 – Apr. 30 Annual Ryegrass	60–100 (lbs./acre)
May 1 – Aug. 31 German Millet	50 (lbs./acre)

3. Permanent Seeding (Section 3.32) After final grading permanent seeding will be employed to reduce erosion and sediment yield.

General Slope (3:1 OR LESS)

Kentucky 31 Fescue	128 lbs.
Red Top Grass	2 lbs.
Seasonal Nurse Crop*	20 lbs.
	150 lbs.

Low–Maintenance Slope (Steeper than 3:1)

Kentucky 31 Fescue	108 lbs.
Red Top Grass	2 lbs.
Seasonal Nurse Crop*	20 lbs.
Crownvetch**	20 lbs.
	150 lbs.

*Use seasonal nurse crop in accordance with seeding dates as stated below:

March, April through May 15th	Annual Rye
May 16th through August 15th	Foxtail Millet
August 16th through September, October	Annual Rye
November through February	Winter Rye

**If Flatpea is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low–maintnance mixture during warmer seeding periods; add 10–20 lbs/acre in mixes

4. Mulching (Section 3.35) Application of plant residues or other suitable materials to the soil surface to prevent erosion by protecting the soil surface from raindrop impact and reducing the velocity of overland flow; to foster the growth of vegetation by increasing available moisture and providing insulation against extreme heat and cold. Areas which have been permanently seeded should be mulched immediately following seeding.

5. Tree Preservation and Protection (Section 3.38) Protection of desirable trees from mechanical and other injury during land disturbing and construction activity.

6. Dust Control (Section 3.39) If arid conditions prevail dust control practices will be employed as required.

MANAGEMENT

1. Construction should be sequenced so that grading operations can begin and end as quickly as possible.

2. Erosion and Sediment control devices shall be installed as the first step of construction.

3. Areas which are not to be disturbed shall be clearly marked by flags, signs, etc.

4. The grading contractor shall be responsible for the installation and maintenance of all erosion and sediment control practices. Inspections are to be made periodically and after every significant rainfall.

5. After achieving adequate stabilization, the temporary E&S controls will be cleaned up and removed, and the sediment basins will be cleaned out and converted to permanent stormwater management basins.

PERMANENT STABILIZATION
All areas disturbed by construction shall be stabilized with permanent seeding immediately following finish grading. Seeding shall be done with Kentucky 31 Tall Fescue according to Std. & Spec. 3.32, PERMANENT SEEDING, of the handbook. Erosion control blankets will be installed over fill slopes which have been brought to final grade and have been seeded to protect the slopes from rill and gully erosion and to allow seed to germinate properly. Mulch (straw or fiber) will be used on relatively flat areas. In all seeding operations, seed, fertilizer and lime will be applied prior to mulching.

MAINTENANCE
In general, all erosion and sediment control measures will be checked daily and after each significant rainfall. Any items not found in accordance with the Virginia Erosion and Sediment Control Handbook will be immediately replaced and/or repaired. The following items will be checked in particular:

1. The silt fence barrier will be checked regularly for undermining or deterioration of the fabric. Sediment shall be removed when the level of sediment deposition reaches half way to the top of the barrier.

2. The seeded areas will be checked regularly to ensure that a good stand is maintained. Areas should be fertilized and re–seeded as needed.

GENERAL
The erosion and sediment control measures shown on the construction plans are the minimum measures required. Due to construction phasing and other considerations all measures can not be shown. The owner, through his contractor, will employ whatever measures which may be required to assure that sediment laden runoff does not leave the site.

All materials and measures employed for erosion and sediment control will be in accordance with the Virginia Erosion and Sediment Control Handbook, latest edition.

If, during construction, additional Erosion and Sediment Control measures are deemed necessary, they shall be installed as directed by the Owner, Engineer or County agent.

This project is to be constructed consistent with the 2013 Virginia Erosion And Sediment Control Regulations.

VESCH STATE MINIMUM STANDARDS (1992 EDITION)

An erosion and sediment control program adopted by a district or locality must be consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. N/A
2. During construction of the project, soil stock piles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site. N/A
3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion. N/A
4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land–disturbing activity and shall be made functional before upslope land disturbance takes place. N/A
5. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation. N/A
6. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin. N/A
   - 6.1. a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres. N/A
   - 6.2. b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25–year storm of 24–hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized. N/A
7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected. N/A
8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure. N/A
9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided. N/A
10. All storm sewer inlets that are made operable during construction shall be protected so that sediment–laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment. N/A
11. Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving channel. N/A
12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials. N/A
13. When a live watercourse must be crossed by construction vehicles more than twice in any six–month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided. N/A
14. All applicable federal, state and local chapters pertaining to working in or crossing live watercourses shall be met. N/A
15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed. N/A
16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
   - 16.1. a. No more than 500 linear feet of trench may be opened at one time. N/A
   - 16.2. b. Excavated material shall be placed on the uphill side of trenches. N/A
   - 16.3. c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off–site property. N/A
   - 16.4. d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization. N/A
   - 16.5. e. Restabilization shall be accomplished in accordance with this chapter. N/A
   - 16.6. f. Applicable safety chapters shall be complied with. N/A
17. Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land–disturbing activities. N/A
18. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation. N/A
19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24–hour duration in accordance with the following standards and criteria: N/A
   - 19.1. a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man–made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.
   - 19.2. b. Adequacy of all channels and pipes shall be verified in the following manner: N/A
   - 19.2.1. (1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or N/A
   - 19.2.2. (2)
     - 19.2.2.1. (a) Natural channels shall be analyzed by the use of a two–year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks. N/A
     - 19.2.2.2. (b) All previously constructed man–made channels shall be analyzed by the use of a ten–year storm to verify that stormwater will not overtop its banks and by the use of a two–year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and N/A
     - 19.2.2.3. (c) Pipes and storm sewer systems shall be analyzed by the use of a ten–year storm to verify that stormwater will be contained within the pipe or system. N/A
   - 19.3. c. If existing natural receiving channels or previously constructed man–made channels or pipes are not adequate, the applicant shall: N/A
   - 19.3.1. (1) Improve the channels to a condition where a ten–year storm will not overtop the banks and a two–year storm will not cause erosion to channel the bed or banks; or N/A
   - 19.3.2. (2) Improve the pipe or pipe system to a condition where the ten–year storm is contained within the appurtenances; N/A
   - 19.3.3. (3) Develop a site design that will not cause the pre–development peak runoff rate from a two–year storm to increase when runoff outfalls into a natural channel or will not cause the pre–development peak runoff rate from a ten–year storm to increase when runoff outfalls into a man–made channel; or N/A
   - 19.3.4. (4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the plan approving authority to prevent downstream erosion. N/A
   - 19.4. d. The applicant shall provide evidence of permission to make the improvements. N/A
   - 19.5. e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development condition of the subject project. N/A
   - 19.6. f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance. N/A
   - 19.7. g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel. N/A
   - 19.8. h. All on–site channels must be verified to be adequate. N/A
   - 19.9. i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility. N/A
   - 19.10. j. In applying these stormwater management criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations. N/A
   - 19.11. k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state. N/A

TABLE 6–1 GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES–1
Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia Regulations VR 625–02–00 Erosion and Sediment Control Regulations.

ES–2
N/A

ES–3
All erosion and sediment control measures are to be placed prior to or as the first step in clearing.

ES–4
A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.

ES–5
Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off–site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approving authority.

ES–6
The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.

ES–7
All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.

ES–8
N/A

ES–9
The contractor shall inspect all erosion control measures periodically and after each runoff–producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

E&S LEGEND

- (SAF) 3.01 SAFETY FENCE
- (CE) 3.02 CONSTRUCTION ENTRANCE
- (CRS) 3.03 CONSTRUCTION ROAD STABILIZATION
- (SF) 3.05 SILT FENCE
- (IP) 3.07 INLET PROTECTION
- (DD) 3.09 TEMPORARY DIVERSION DIKE
- (RWD) 3.11 TEMPORARY RIGHT–OF–WAY DIVERSION
- (SB) 3.14 TEMPORARY SEDIMENT BASIN
- (SCC) 3.17 STORMWATER CONVEYANCE CHANNEL
- (OP) 3.18 OUTLET PROTECTION
- (SR) 3.29 SURFACE ROUGHING
- (TS) 3.31 TEMPORARY SEEDING
- (PS) 3.32 PERMANENT SEEDING
- (MU) 3.35 MULCHING
- (BM) 3.36 SOIL STABILIZATION BLANKETS AND MATTING
- (TP) 3.38 TREE PRESERVATION AND PROTECTION

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REMOVE AND REPLACE THE FRONT FACADE OF BUILDING
623 GILMER AVE. NW
ROANOKE, VIRGINIA

EROSION & SEDIMENT CONTROL SHEET

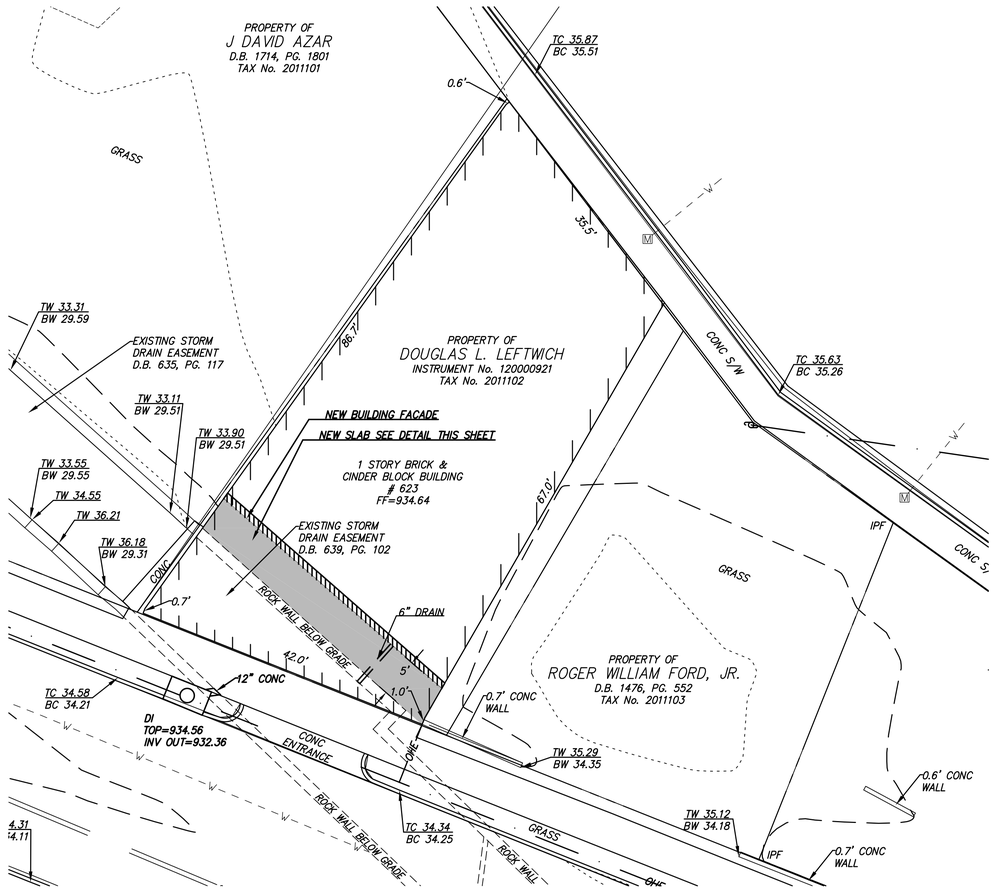
Date	Description	By

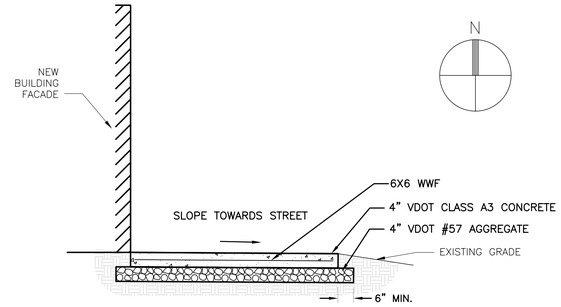
COMMONWEALTH OF VIRGINIA
DOUGLAS R. MEREDITH, JR
Lic No.22942
2-19-15
PROFESSIONAL ENGINEER

Drawn By	SAC
Checked By	RCW
Project Date	08/26/14
Drawing	4228
Commission No.	4228

T-2

Sheet 3 of 8





CONCRETE SIDEWALK/PAD DETAIL

NOT TO SCALE

NOTE: CONTRACTOR SHALL OBTAIN A RIGHT OF WAY EXCAVATION PERMIT FROM THE CITY OF ROANOKE PRIOR TO COMMENCEMENT OF WORK.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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REMOVE AND REPLACE THE FRONT FACADE OF BUILDING 623 GILMER AVE. NW

ROANOKE, VIRGINIA

No.	Date	Description	By

SITE PLAN

COMMONWEALTH OF VIRGINIA
DOUGLAS R. MEREDITH, JR
Lic No.22942
2-19-15
PROFESSIONAL ENGINEER

Drawn By	SAC
Checked By	DRM
Date	08/26/14
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Commission No.	4228

C-1

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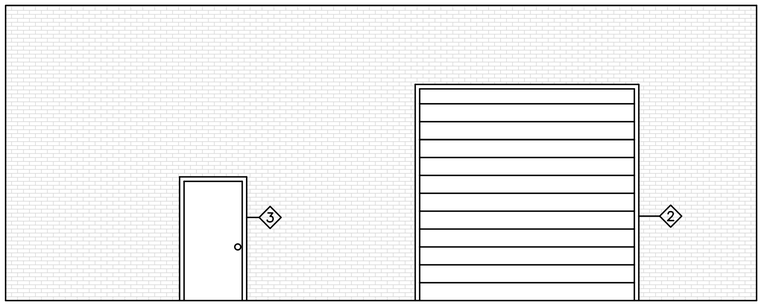
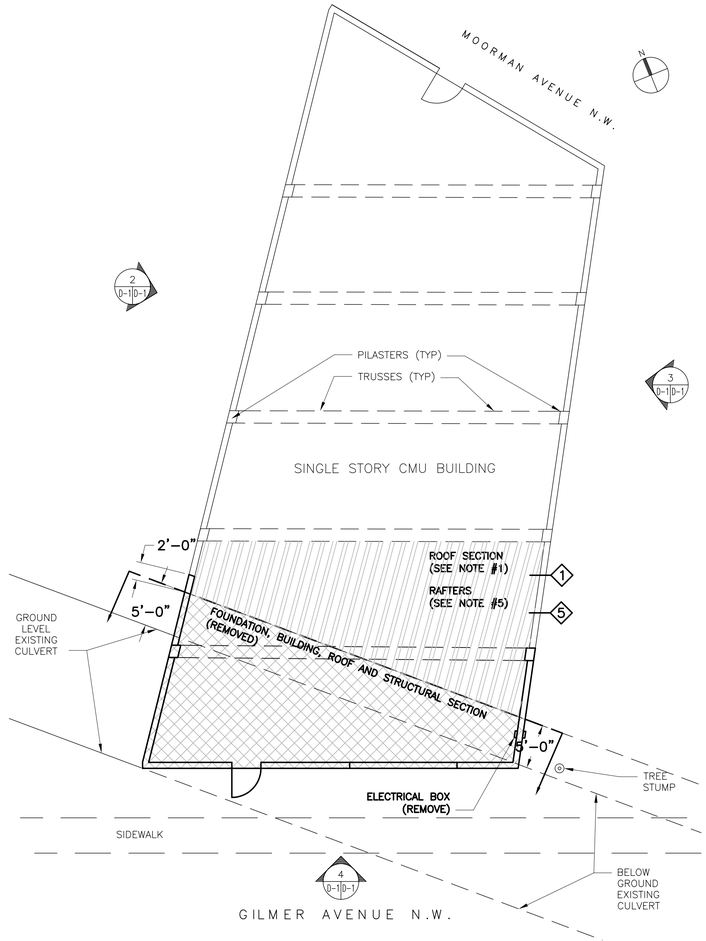
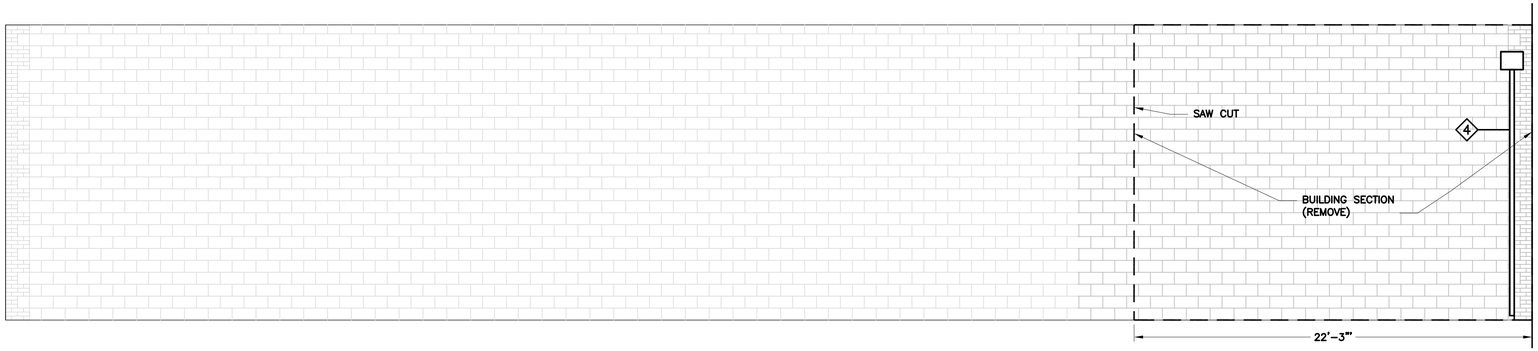


4 D-1 | D-1 NORTH ELEVATION
1/4"=1'-0" SCALE

3 D-1 | D-1 EAST ELEVATION
1/4"=1'-0" SCALE



1 D-1 | D-1 DEMOLITION PLAN
1/8"=1'-0" SCALE



2 D-1 | D-1 WEST ELEVATION
1/4"=1'-0" SCALE

DEMOLITION NOTES

1. ROLL RUBBER ROOF BACK FOR LATER RE-INSTALLATION.
2. CAREFULLY REMOVE ROLL-UP DOOR, FRAME, HARDWARE FOR RE-INSTALLATION
3. CAREFULLY REMOVE PEDESTRIAN DOOR, HARDWARE AND FRAME FOR RE-INSTALLATION.
4. REMOVE AND DISPOSE OF DOWNSPOUT.
5. REMOVE AND DISPOSE OF RAFTERS.

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REMOVE AND REPLACE THE FRONT FACADE OF BUILDING
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No.	Date	Description	By

DEMOLITION PLAN

COMMONWEALTH OF VIRGINIA
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7-19-15
PROFESSIONAL ENGINEER

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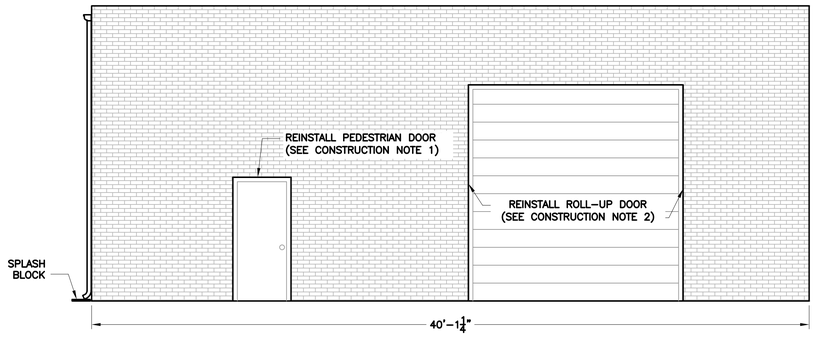
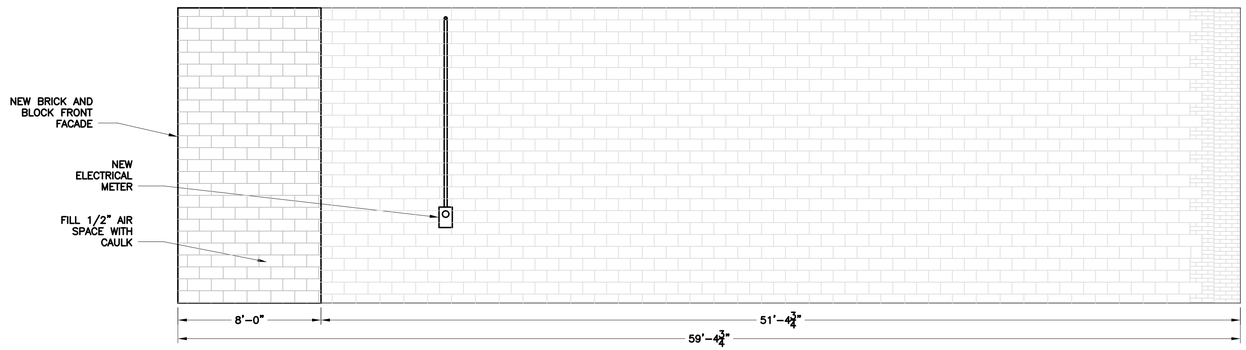
D-1

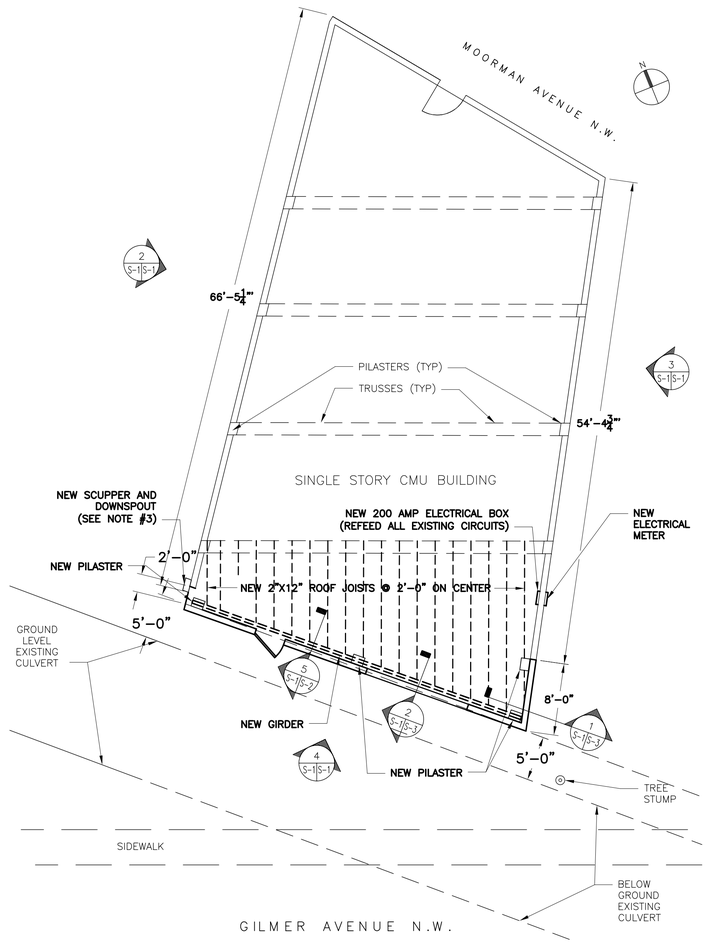
Sheet 5 of 8



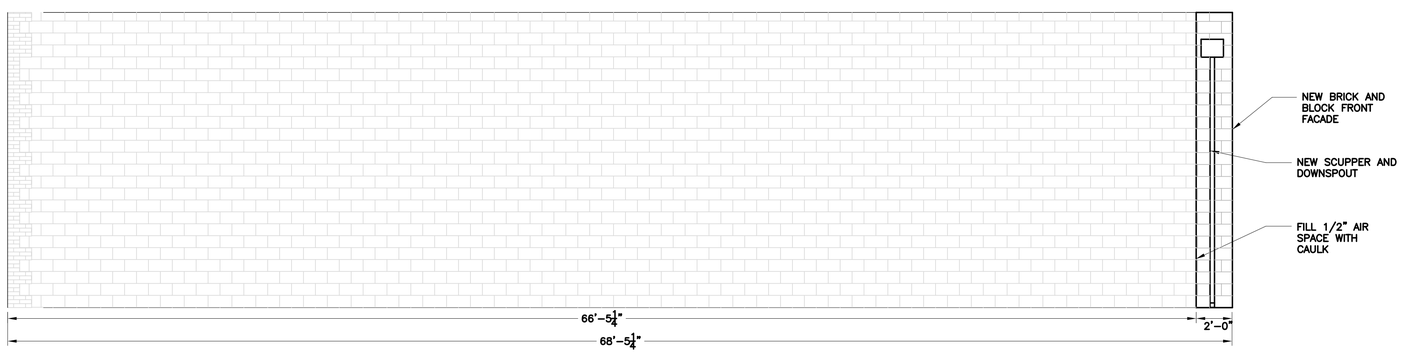
4 S-1|S-1 NORTH ELEVATION
1/4"=1'-0" SCALE



3 S-1|S-1 EAST ELEVATION
1/4"=1'-0" SCALE



1 S-1|S-1 LAYOUT
1/8"=1'-0" SCALE



2 S-1|S-1 WEST ELEVATION
1/4"=1'-0" SCALE

CONSTRUCTION NOTES

1. DOOR LINTEL W8X10 WITH 3/8" X 7" CONTINUOUS BOTTOM PLATE WITH BRICK ANGLE 3 1/2" X 3 1/2" X 1/4"
2. ROLL-UP DOOR LINTEL W16X36 WITH 3/8"X1'X1" CONTINUOUS BOTTOM PLATE.
3. SLOPE NEW ROOF SECTION TO NEW SCUPPER AND DOWNSPOUT.

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ROANOKE, VIRGINIA

No.	Date	Description	By

ELEVATIONS & LAYOUT

COMMONWEALTH OF VIRGINIA
DOUGLAS R. MEREDITH, JR
Lic No.22942
2-19-15
PROFESSIONAL ENGINEER

Drawn By	SAC
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Date	08/26/14
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S-1

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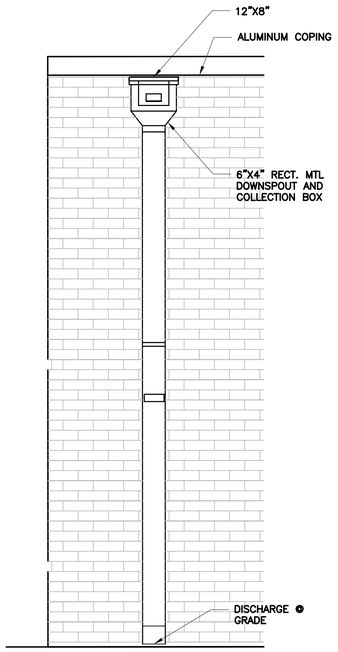

2 S-2|S-2 ELEVATION DETAIL
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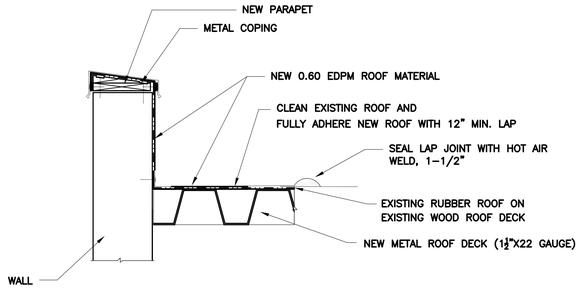
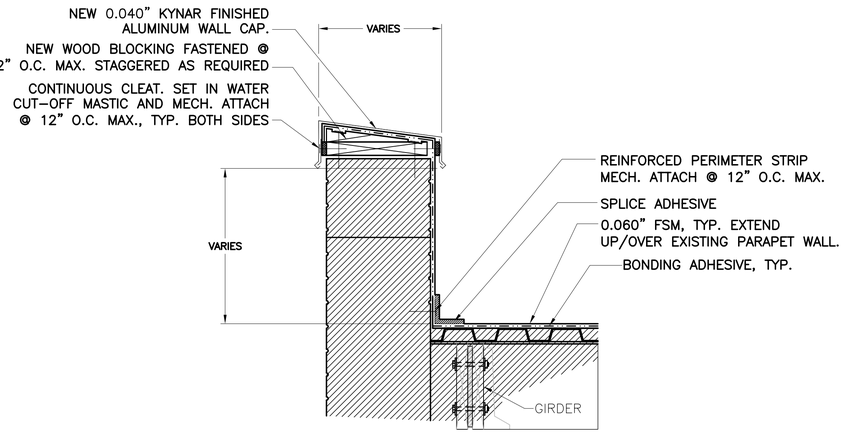


3 S-2|S-2 ROOF DETAIL
3"=1'-0" SCALE

6 S-2|S-2 GIRDER
3"=1'-0" SCALE



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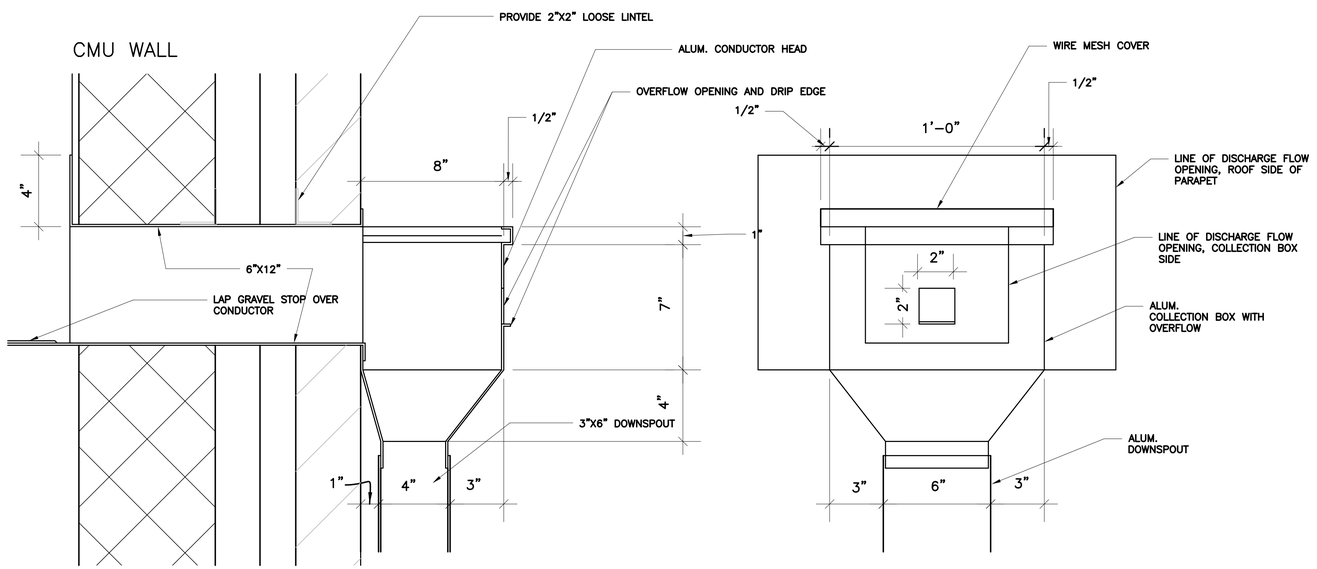
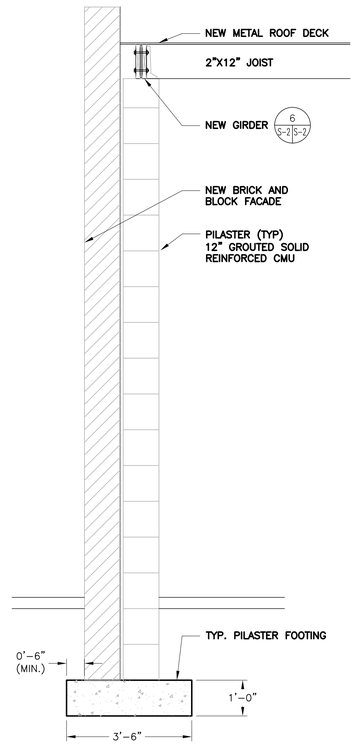


1 S-2|S-2 SCUPPER DETAIL
3"=1'-0" SCALE



5 S-1|S-2 PILASTER DETAIL
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No.	Date	Description	By

DETAILS

COMMONWEALTH OF VIRGINIA
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2-19-15
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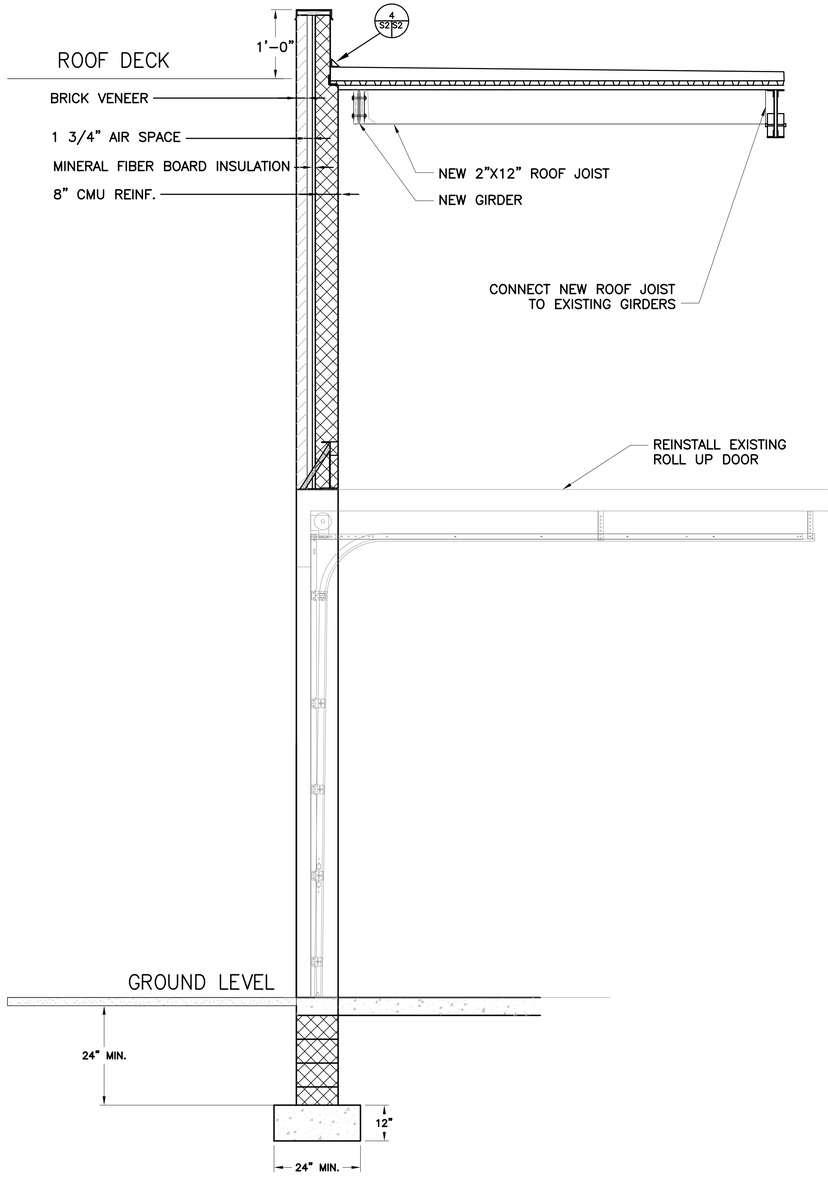

2 S-1|S-3 FRONT WALL DETAIL
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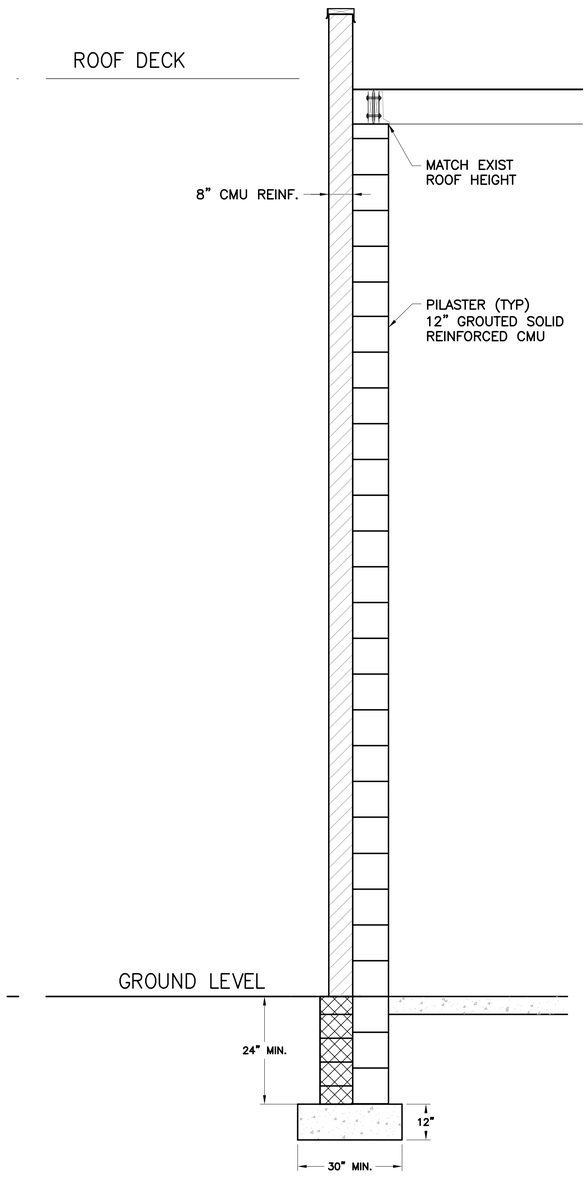

1 S-1|S-3 TYPICAL WALL DETAIL
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